

## S U M M A R Y

<b>FILE NO.</b>	2241	<b>Thomas Guide Map No.</b>	626
		<b>Date Received:</b>	10/27/06
		<b>Date Distributed:</b>	10/30/06
<b>ENTITY</b>	City of Renton	<b>Date Filed:</b>	
<b>ACTION</b>	Petition for Land Annexation	<b>Expiration 45 Days:</b>	12/14/06
<b>TITLE</b>	Perkins Annexation	<b>Board Meeting:</b>	11/09/06

---

<b>Location</b>	The site is located on the north side of the City of Renton. The eastern boundary of the site abuts the boundary of the existing City of Renton. The northern boundary of the site is generally formed by SE 96 <sup>th</sup> Street (if extended). The western boundary of the site is generally formed by Queen Avenue/128 <sup>th</sup> Avenue NE. The eastern boundary of the site is primarily formed by Union Avenue NE.
<b>Land Area</b>	Approximately 15.47 acres
<b>Land Use</b>	<u>Current:</u> 3 single-family homes <u>Future:</u> Approximately 46 single-family homes.
<b>Population</b>	<u>Current:</u> Approximately 7 persons <u>Future:</u> Approximately 106 persons
<b>Assessed Valuation</b>	<u>Current:</u> \$828,000. <u>Future:</u> \$20,178,000
<b>County Comprehensive Plan Designation</b>	Residential Use
<b>County Zoning</b>	Residential – Low Density
<b>City Comprehensive Plan</b>	Residential Use – Single-Family/Low Density (4 dwelling units per gross acre)
<b>City Zoning</b>	Residential Use: R-4 (Maximum 4 dwelling units per net acre)
<b>District Comprehensive Plan</b>	City of Renton Comprehensive Water & Sewer District Plan
<b>District Franchise</b>	No franchise is required for service to the Perkins Area.
<b>Urban Growth Area (UGA)</b>	The site is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan
<b>SEPA Declaration</b>	The proposed annexation is exempt from SEPA pursuant to RCW 43.21C.222.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Reagan Dunn

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

**Cities:** Newcastle

**Fire Districts:** King County Fire Protection District No. 25; City of Renton Fire Department

**Water Districts:** City of Renton Water Utilities Department; Soos Creek Water and Sewer District

**Sewer Districts:** City of Renton Sewer Utilities Department; Soos Creek Water and Sewer District

**School Districts:** Renton School District No. 403

## **SUMMARY (File No. 2241)**

The City of Renton proposes the annexation of approximately 15.47 acres, known as the Perkins Annexation. This annexation was proposed under the 60% petition method, pursuant to RCW 35A.14. Renton City Council adopted the petition for annexation in June of 2006.

The site is located on the north side of the City of Renton. The eastern boundary of the site abuts the boundary of the existing City of Renton. The northern boundary of the site is generally formed by SE 96<sup>th</sup> Street (If extended). The western boundary of the site is generally formed by Queen Avenue/128<sup>th</sup> Avenue NE. The eastern boundary of the site is primarily formed by Union Avenue NE.

The unincorporated area is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the Renton Potential Annexation Area. The proposed action is consistent with City of Renton Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas within the City together with protection of and provision of services to incorporated areas (e.g., LU-1; LU 37.3; LU-37.5; LU-36; LU-41, and LU-42).

The Perkins property owners are seeking annexation in order to develop properties under City of Renton regulations and to receive public services (e.g., sewer services) from Renton. Presently the area includes approximately 3 single-family residences. The City of Renton proposes residential zoning at R-4 (maximum 4 dwelling units per net acre) in order to achieve urban densities and efficiencies consistent with adopted Countywide goals and City policies for urban growth. In the City of Renton, at full development, Perkins would include a total of approximately 46 housing units which would house approximately 106 persons.

The City of Renton has planned for growth at this level of urban density and has established standards to guide ongoing uses and new development on the Perkins properties following annexation. More specifically, the City of Renton is prepared to provide development review based upon local standards and applicable King County guidelines. Similarly, the City will provide environmental review to the annexation area based upon local, regional and state regulations for protection of environmentally sensitive areas (e.g., sloped terrain, vegetated areas).

The City of Renton can directly provide (or contract for) urban services to the area. For example, upon annexation, the City will provide the Perkins Area with police services, fire protection services and emergency medical services. Renton currently provides – and will continue to offer -- water service and sewer services to the Perkins Annexation Area. The City will also establish storm water management system requirements for the Perkins Area.

City and County library facilities, law and justice facilities, and parks and recreation facilities (slated for improvements) would be available to the community. Children would continue to attend schools in Renton School District No. 403.

The City of Renton reports that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A). For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit urban growth – and protection of environmentally sensitive areas – as envisioned in the Growth Management Act.

Further, the Perkins Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Perkins Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area.

LU-32: The County should encourage cities to annex territory within their designated potential annexation area.

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans.

U-203: Population growth should be encouraged in Urban Growth Areas.

U-204: The County should support annexations that are consistent with Countywide Planning Policies and the State Growth Management Act.

U-208: Land capacity shall be provided for residential, commercial and industrial growth.

U-304: Growth should be focused within city boundaries.

The proposed Perkins Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Perkins Area, boundaries are primarily formed by roadways and by existing City boundaries.

The Perkins Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit. The City of Renton is prepared to govern and serve the area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Renton PAA and so this incorporation is consistent with City plans to govern and serve the area. This annexation would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Renton has conducted fiscal analyses related to the proposed Perkins Annexation. At current development, City expenditures are estimated at \$3,833 and revenues are estimated at \$3,736. At full development, City expenditures are estimated at \$73,975 and revenues are estimated at \$81,339. The City will experience a net deficit of \$97.00 at current development and a gain of approximately \$7,364 at full development.

Thus City officials report that the jurisdiction will have sufficient resources to serve the area without a significant impact with respect to cost and adequacy of services, finances, debt structure, or rights of other governmental units. Property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

The City of Renton supports this annexation in order to serve citizens of the area. New residential development and coordinated services would benefit the greater Renton community.